

***For those attending the meeting, masks will be required and social distancing protocols will remain in effect \****

***\* A physician's note on prescribed letterhead must be provided in advance of the meeting to the Township Clerk as a condition of being allowed to be present at the meeting without a mask. No exceptions will be made.***

**READINGTON TOWNSHIP COMMITTEE**  
**FEBRUARY 22, 2022 AGENDA**

**A. Mayor Huelsebusch *calls the meeting to order at 6:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised. The Township Committee aims to begin the public portion of its meeting at 7:30 p.m.; however, there are times when the Executive Session may run longer than anticipated. We ask for the public's patience as the Committee completes its work prior to the public meetings.**

**B. EXECUTIVE SESSION**

***Executive Session Resolution***

Personnel / Police Department

Personnel / Department of Public Works

Personnel / Zoning

Contract Negotiations / Raritan Township Municipal Utilities Authority

Contract Negotiations / Block 95, Lot 12.235 (235 Nuthatch Court)

Contract Negotiations / Block 95, Lot 12.306 (306 Sparrow Court)

Contract Negotiations / Block 43, Lot 1

Contract Negotiations / Block 21, Lot 4

Attorney-Client Privilege / Executive Session Minutes / February 7, 2022

Potential Litigation / Affordable Housing

Litigation / Civil Action Summons / Rosehill and Rosedale Cemetery Associations vs. Township of Readington and the Township Committee of the Township of Readington

Litigation / 388 Readington Realty Holdings, LLC vs. Twp of Readington

Potential Litigation / Former Employee

**C. SALUTE TO FLAG**

**D. REPORT ON EXECUTIVE SESSION**

**E. CONSENT AGENDA**

All items listed with an asterisk “\*” are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

1. \* *Release of Board of Health Escrow / Block 72, Lot 31.01 (Batz)*
2. \* *Release of Board of Health Escrow / Block 53, Lot 7 (Reitz)*
3. \* *Resolution Authorizing New Jersey Cooperative Purchasing Alliance Cooperative Purchase (Improvement to Summer Road and Pickell Park)*

**F. \* APPROVAL OF MINUTES**

*Minutes of February 7, 2022 meeting*

*Minutes of February 15, 2022 meeting*

**G. COMMENTS FROM THE PUBLIC for items listed on the agenda only**

*(Note: The Committee will take public comment on the ordinance(s) listed under Section H during the Public Hearing portion)*

**H. PUBLIC HEARING**

1. *An Ordinance Amending Chapter 48 "Land Development" of the Code of the Township of Readington with Respect to Sidewalk Design Standards - Ordinance #06-2022*
2. *An Ordinance of the Township of Readington Amending Ordinance #41-2021 Adopted on December 20, 2021 Amending the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development" of the Code of the Township of Readington to Remove Certain Zoning Districts Found at Sections 148-27.10 (MFAH-2) and 147-27.13 (MFAH-5) of the Code and Creating a New Inclusionary Housing Zone also known as the Multi-Family Affordable Housing-2.5 (MFAH-2.5) District*

## **I. CORRESPONDENCE / OTHER INFORMATION**

1. ***Request for Financial Support*** - letter dated January 31, 2022 from Nancy Cunningham, President, Hunterdon Land Trust
2. Letter dated February 8, 2022 from Jennifer Ader, Municipal Clerk, Township of Tewksbury regarding adoption of 1) ***An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending Title II, Administration and Personnel, Chapter 2.40, Township Vehicles, of the Township Code of Ordinances***, 2) ***An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending Article IV, Land Use Board, Zoning Board of Adjustment and Historic Preservation Commission, Section 406, Procedures/Applications for Historic Review, of the Development Regulations Ordinance*** and 3) ***An Ordinance of the Township of Tewksbury, County of Hunterdon, State of New Jersey Creating Title, Administration and Personnel, Chapter 2.02, Medical Insurance - Retirees, of the Township Code of Ordinances***.
3. Letter dated February 9, 2022 from John Tomac, Senior Director, Rates and Regulatory, NJ American Water regarding ***the Matter of the Petition of New Jersey-American Water Company, Inc. for Approval to Change the Levels of its Purchased Water Adjustment Clause and Purchase Wastewater Treatment Clause***.

## **J. OLD BUSINESS**

1. ***Resolution Requesting a Reduction in the Speed Limit along County Road 523 and Provide Additional Signage***

## **K. NEW BUSINESS**

1. ***Presentation by Whitehouse Rescue Squad (Request for Water Rescue Equipment)***
2. ***An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A-45.14)***
3. ***An Ordinance Authorizing the Sale of Affordable Housing Property Known as 235 Nuthatch Court in the Township of Readington, County of Hunterdon and State of New Jersey and Certain Personal Property***
4. ***An Ordinance Authorizing the Sale of Affordable Housing Property Known as 306 Sparrow Court in the Township of Readington, County of Hunterdon and State of New Jersey and Certain Personal Property***
5. ***Acceptance of Performance Bond / Ryland Developers LLC (Block 14, Lots 29.02 & 29.03)***
6. ***Request for Issuance of a Letter of Consistency with the Master Plan / Fox Hollow Residential Development (Block 15, Lot 28)***

**L. ADMINISTRATOR'S REPORT**

**M. ATTORNEY'S REPORT**

**N. ENGINEER'S REPORT**

**O. COMMITTEE REPORTS**

1. **John Albanese**  
Planning Board/Affordable Housing  
Recreation  
Social Services
2. **Betty Ann Fort**  
Historic Preservation / Museums  
Zoning  
Emergency Services / Fire Official  
Library Services
3. **Jonathan Heller**  
Finance  
\* *Payment of Bills*  
Board of Health  
Sewer Advisory  
Environmental Commission
4. **Juergen Huelsebusch**  
Police Department / Traffic Safety  
Agricultural Advisory Committee  
Farmland / Open Space Advisory Board
5. **Adam Mueller**  
Construction & Code Enforcement  
Engineering / Roads / Building & Grounds / Recycling  
● *Engineer's Report*  
Municipal Court

**P. COMMENTS FROM THE PUBLIC**

*(Note: In consideration of allowing all members of the public an opportunity to speak, please limit public comment to five (5) minutes)*

**Q. COMMENTS FROM THE GOVERNING BODY**

**R. ADJOURNMENT**